

Planning & Zoning Meeting Minutes

September 15, 2008

The Planning and Zoning Commission met for their regular monthly meeting on Monday, September 15, 2008

The following were present: Committee members Roy White, Jamey Abercrombie, Jimmy Justice, James Toothman, John O'Connor and Tony Girondo. City employees present were Shayla Clark and Larry Janish, Interim Code Enforcement Officer.

The legible names of others present were Dave Walter, Alderman

Call to Order

Chairman Jamey Abercrombie called the meeting to order at 6:30 p.m.

Minutes

James Toothman made a motion to approve the August 18, 2008 Planning & Zoning Meeting Minutes. John O'Connor seconded the motion. All were in favor.

Public Comments/Concerns

None

Public Hearing

(Tabled Public Hearing)

a. Request for a Conditional Use Permit from Alan Stephens to run a pumpkin stand, sell fall items and operate a Christmas tree lot on vacant property located on Hat Trick Lane in Wright City, Missouri.

Alan Stephens was not present.

b. Request for a Conditional Use Permit from Bette Derges DBA Air Now Inc. to operate administrative offices for a HVAC business located at 74 Winchester, Wright City Missouri.

A resident asked if this business was only going to be a home office. Bette Derges said it is administrative only. She said we just type, file and answer the phone. She said we don't have any traffic as far as people coming to the house. Bette Derges said she has been doing this for ten years. She said eight out of the ten she has worked from home. She said they had a store front for two years, but it was a waste of money. She said the reason they are moving to Wright City is to take care of her father in law.

Jamey Abercrombie asked if she owned the property. Bette Derges said she will own it as of September 23, 2008.

c. Request for a Conditional Use Permit from LBP Inc. DBA Wright Stop to operate a U Haul Rental business located at 100 N. Elm Street, Wright City Missouri.

A representative from U-Haul, Adam Stone said the equipment is going to be very limited. He said there will probably be a trailer or two and a truck. Adam Stone said that he and the business owner discussed parking, he said it would not be anywhere near the alley. Jamey Abercrombie said are you opposed to having to park in a designated spot. Adam Stone said no, normally U-Haul likes visibility because that is our primarily source of advertisement, but in a situation like this no.

Old Business

a. Request for a Conditional Use Permit from Alan Stephens to run a pumpkin stand, sell fall items and operate a Christmas tree lot on vacant property located on Hat Trick Lane in Wright City, Missouri.

Tony Girondo made a motion to deny Alan Stephens' application until he shows up to represent himself. Jimmy Justice seconded the motion. All were and favor and the motion carried.

Vote: Roy White – yes James Toothman- yes
 Dave Walter – yes Jon Young - yes
 Jamey Abercrombie – yes John O'Connor– yes
 Jimmy Justice – yes Tony Girondo – yes

New Business/Recommendations to Board of Alderman

a. Request for a Conditional Use Permit from Bette Derges DBA Air Now Inc. to operate administrative offices for a HVAC business located at 74 Winchester, Wright City Missouri.

James Toothman made a motion to approve Bette Derges DBA Air Now Inc. to operate administrative offices for a HVAC business located at 74 Winchester, Wright City Missouri with the stipulation that she purchases the property. John O'Connor seconded the motion. All were in favor and the motion carried.

Vote: Roy White – yes James Toothman- yes
 Dave Walter – yes Jon Young - yes
 Jamey Abercrombie – yes John O'Connor– yes
 Jimmy Justice – yes Tony Girondo – yes

b. Request for a Conditional Use Permit from LBP Inc. DBA Wright Stop to operate a U Haul Rental business located at 100 N. Elm Street, Wright City Missouri.

Roy White made a motion to approve LBP Inc. DBA Wright Stop to operate a U Haul Rental business located at 100 N. Elm Street, Wright City Missouri with the restrictions that all the equipment be parked on the east 1/3 of the lot. Tony Girondo seconded the motion. There were seven yes votes and one nay vote. The motion carried.

Vote: Roy White – yes	James Toothman- yes
Dave Walter – yes	Jon Young - yes
Jamey Abercrombie – yes	John O’Connor– yes
Jimmy Justice – nay	Tony Girondo – yes

c. Discussion with Mr. Chris Mitchell in regards to parking his trailer on his property.

Mr. Chris Mitchell was not present

d. Steven Willis at 499 West Service Rd. North discussion of storage lot for recreational vehicles

Steven Willis provided a plan for the board to look at. Steven Willis said he wants to use some of his property in the rear for parking recreational vehicles and boats. He said that they do not plan to let automobiles in. Jamey Abercrombie informed Steven Willis to come back with a better plan and dimensions.

Building Official Report- Larry Janish

Larry Janish informed the board that he approved a building permit for Snap Fitness which will be located at the Wildcat Center on Wildcat Drive. He also informed the board that he posted a property at 208 Midland for grass cutting. Larry said it will be cut on Thursday, September 18th along with property on Thoroughbred.

Commissioner Comments

Tony Girondo said he did not remember putting a stipulation of 10 to 14 days for the Panattoni project. Jamey Abercrombie said he listened to the tape from the meeting and there was a 10 to 14 day stipulation. Tony said we still have not heard back from Panattoni and asked does that mean that they will have to go back through this process. Jamey Abercrombie said it depends if the Board of Alderman put a stipulation on it. Jim Schuchmann said that the motion was made that the property be zoned for Coco Cola and Coco Cola only.

Adjournment

John O'Connor made a motion to adjourn and James Toothman seconded the motion.
All were in favor. Meeting was adjourned at 7:25 p.m.

Signed _____

Attested _____

Dated _____